

Rogers

Thorndyke Subdivision:

The Influences of William Hubbard and Hyrum Jensen

A Survey by

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December 8, 1992

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I. Introduction:

This paper is a survey of the Thorndyke Subdivision which was platted in 1892 by William E. Hubbard and H.R. Kamm. At the time of platting, the limits of the gridiron subdivision were 12th South, also known as Sugar Avenue (today known as 21st South), 3rd Avenue (now known as Westminster Avenue), 3rd East and 4th East, containing 25 acres (figure 1).

A major focus of the research is on Hyrum J. Jensen, a builder and contractor who began building brick bungalows throughout Thorndyke (and other subdivisions) in 1921-23, creating modest worker housing much needed at the time, accessible by both the streetcar and private auto. The strip of Jensen-built bungalows on the North side of Redondo Avenue (once known as 6th Avenue and Johnson Avenue) is concentrated on, noting changes that occurred over time, both in architecture and residents.

II. William E. Hubbard and the platting of Thorndyke Subdiv., 1892:

As mentioned, Thorndyke was platted in 1892 by William E. Hubbard and H.R. Kamm. Although no information was found on Kamm, a great deal was available on Hubbard.

William E. Hubbard and his brother, Edward, both physicians, came to Salt Lake City in 1889-90 to try their hands at real estate. Together, they started the Hubbard Investment Company, through which they created more than a dozen large subdivisions. The largest of these was Douglas Park, created from 130 acres just east of East High School, in conjunction with Meeks and McCartney Company. They contributed a trolley car line for a cost of \$20,000.

William Hubbard was born October 21, 1862, near Freeport, Illinois, later moving to Iowa, Indiana, and back to Illinois for his education (figure 2). After practicing medicine for only three years, he moved to join his father and brothers in Los Angeles where he spent another three years in the real estate and investment business. He came to Salt Lake in 1889 or 1890, where he began to build up what grew to be a very successful real estate and investment business, erecting a business block, and creating the State Loan and Trust Company. As well as platting Thorndyke, Hubbard developed the Edgewood, Norwood Place and Waterloo subdivisions at about the same time.

Hubbard expanded into copper mining interests, heading the Montana-Bingham Company, operating in the Bingham and Tintic District, with additional interests in Salmon, Idaho. He took out



WILLIAM E. HUBBARD

an ad that ran on the cover of the 1899 and 1900 Polk Directories announcing "W.E. Hubbard and Co., Mines and Stocks, 15 W. 2nd South St." (figure 3). He was president of Salt Lake's Real Estate Board, belonged to the Salt Lake Commercial Club, the Elks Club, and was a Mason. He also served one term as president of the Salt Lake Chamber of Commerce beginning in 1893, as can be seen from a signed letter (figure 4). In 1894, he was appointed Immigration Agent for the Rio Grande Western Railway, and later was given control of the Immigration Department of the Union Pacific Railroad.

Hubbard passed away at age 78 on February 28, 1940, under rather odd circumstances, as he was found, after being missing for a few days, under a foot of water in City Creek (figure 5).

Thorndyke just misses being part of the defined limits of Sugar House, incorporated into Salt Lake City in 1910, whose western most limit is 500 East, but it is part of the area's history. In the 1880's, part of Thorndyke's land was the site of a horse race track, known as the "Salt Lake Driving Park," and "Utah Driving Park," located between 300 and 500 East just north of 21st South. It remained so until the land was purchased for residential use in 1892-93. The driving park is mentioned in the 1890 through 1892 Polk Directories as a "public park," located between 11th and 12th South (North of 21st South) at 5th East. An 1888 map of the Salt Lake City shows the race track clearly (figure 6). Also, the grandstand, tower and track can be seen in a drawing from an 1887 issue of Salt Lake Illustrated, published by S.W. Darke (figure 7).

POLK & CO'S
SALT LAKE CITY
DIRECTORY.

1899 VIII.

Offices and Library,
306 Auerbach Bldg.

TROY
STEAM
LAUNDRY,

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TEL. 192.

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SHELVES
BY
MAP
CASES

SPECIAL
COLLECTIBLES

F
834
822
1899

TEL. 759.

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Engineering and Machinery Company,

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TELEPHONE 517.

208 South West Temple Street.

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F. A. STEARNS, Mgr.

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“White Wagons”

TELEPHONE 48.

S.P. V. ICE—Noted for its Purity. From the Waters of a Mountain Spring.

Z. C. M. I.

IMPORTERS AND DEALERS IN...

General Merchandise

AND MANUFACTURERS OF THE FINEST

HOME-MADE BOOTS, SHOES, OVERALLS, UNDERWEAR, Etc.

IN THE WEST.

SALT LAKE CITY, UTAH.

M. A. MILES,

Manufacturing Jeweler.

IMPORTER AND DEALER IN

Precious Stones.

262 S. MAIN STREET, - SALT LAKE CITY.

We Make Everything.

J. A. HEADLUND, ARCHITECT, 418 DOOLY BLDG.

RICHARD L. GOLDBURN, Stock and Mining Broker, 15 W. 2d SOUTH STREET



SALT LAKE Chamber of Commerce

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 W. E. HUBBARD, President
 W. H. ROWE, 1st Vice
 J. S. CAMERON, 2nd
 J. H. BACON, Treasurer
 S. W. SEARS, Secretary

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 N. TREWEEK, P. W. MADSEN,
 H. P. G. COATES, A. H. CANNON,
 M. J. GRAY, L. P. KELSEY,
 I. A. BENTON, ELIAS MORRIS.

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 GEO. M. SCOTT, J. M. WELLS,
 T. G. WEBBER, J. M. RICKETTS,
 M. H. WALKER, W. H. ROWE,
 SPENCER CLAWSON, H. P. MASON,
 F. H. AUERBACH, A. E. HYDE,
 GEO. T. ODELL,
 GEO. M. GANNON, Secy.

Salt Lake City, Utah Aug 28 1893

This is to certify that Elias Morris has
 been duly appointed by the Chamber of Commerce
 as a member of the committee to represent
 this organization on the World's Fair tour
 of the Tabernacle Chior &

W. E. Hubbard
 Secy

W. E. Hubbard
 Pres.



Court Slates Trials for S. L. Drivers

Reckless Count Draws Fine Of Ten Dollars

One motorist charged with reckless driving was convicted in Salt Lake police court Tuesday, another pleaded innocent to similar charges growing out of a fatal accident, and a third pleaded innocent to a drunken driving charge before Judge Albert H. Ellett.

Arraignment of a fourth motorist, a 62-year-old woman whose car was involved in two accidents Monday night, was set for March 1.

The driver convicted of reckless driving was Robert Jukes, 22, of 453 Blaine avenue. Judge Ellett sentenced him to pay a fine of \$10 and serve a term of 10 days in jail, the jail sentence to be suspended upon payment of the fine.

Special Officer

Jukes was charged with the violation in a complaint signed by Ottilie C. Schmertz, a special officer, who alleged that Jukes drove recklessly in the 900 block on South State street February 11.

J. Anderson, 21, of 261 Delmar court, accused of reckless driving as the result of an accident Sunday morning in which Clark Romney, 35, of 2450 Ninth East street, was fatally injured, pleaded innocent to the charge, and trial was set for March 13.

Charles A. Bostwick, 45, pleaded innocent to drunken driving charges, and trial was set for March 19. He was arrested Monday at Second South and Third East streets after officers found him driving in an allegedly erratic manner.

Woman Motorist

Martha Hamilton, 62, of 756 West Second North street, already facing a reckless driving count as the result of two accidents Monday night, was charged in a new complaint Tuesday with operating an automobile without a driver's license.

The complaint was signed before Judge Ellett by Detective Sergeant E. J. Steinfeldt, when a check of state tax commission records showed Mrs. Hamilton never had a license, according to Sergeant Steinfeldt.

Mrs. Hamilton's arraignment on the reckless driving count was set for Friday.

Horace L. Clary of 261 Second East street pleaded innocent to charges of taking the right of way from a pedestrian at Thirteenth South and State streets. Trial was set for March 2.

Found Guilty

W. P. Renkel of 622 South State street, found guilty Monday of taking the right of way from another car, filed notice of appeal to the district court. Judge Ellett sentenced Renkel to pay a fine of \$25 and serve a term of five days in jail, the jail sentence to be suspended upon payment of the fine, after he was convicted of a violation charged to him after an accident at Thirteenth East street and Gilmer drive February 11.

'You've Done a Fine Job'

Fred D. Keeler, left, receives congratulations from Matthew F. Noall, toastmaster at a banquet honoring Mr. Keeler's seventieth birthday anniversary and 50 years of service in Salt Lake City schools.



West High Honors Leader For 50 Years of Teaching

West high school faculty members and their partners Tuesday night added to Fred D. Keeler's 50-year file of memories of the Salt Lake City school system.

At the Newhouse hotel they paid joint honors to Mr. Keeler's 50 years of service and his seventieth birthday anniversary, which is Wednesday. Matthew F. Noall, toastmaster, presented the veteran educator with an electric egg poached as a gift from the faculty members.

Mr. Keeler, who will retire next June from his position as principal of West high school, recalled that his memories of teaching in Salt Lake City antedate the city school system. For it was before the public schools were begun that he entered the teaching field here at

the Nineteenth L. D. S. ward school. When the city school system was organized in 1890, he became first principal of the Lincoln school. For the past 33 years he has been principal at West high school.

Ninety persons attended the banquet honoring Mr. Keeler, and hundreds are expected to attend a special homecoming assembly in his honor at the high school Wednesday at 2 p. m. Those present at Tuesday night's banquet included a number of past associates of the veteran, as well as members of the present faculty.

Food Broker Will Address Utah Canners' Convention

Representatives of Utah's canning industry will hear Paul Fishback of Indianapolis, Ind., executive secretary of National Food Brokers' association, at the thirtieth annual convention of the Utah Canners' association Monday and Saturday in the Newhouse hotel.

Mr. Fishback will speak on "The Canner's Broker and His Relationship to the Buyer." He will arrive in Salt Lake City by plane, coming from a canners' convention at Roanoke, Va.

Plans for the day convention have been completed under the general direction of Harvey F. Cahill of Ogden, association secretary.

point of years of experience. The association was organized in 1911, and has been one of Utah's most active trade organizations. Among its founders were the late John G. M. Barnes, William Van Allen, Jake Parker, H. L. Herrington and James Anderson.

Convention committeemen have arranged a bridge luncheon and theater party for women Saturday.

Rites Arranged Has War Booms For Former Realty Dealer

Funeral services for William E. Hubbard, 78, for many years a leading real estate dealer and developer in this city, will be conducted Wednesday at 2 p. m. at 124 Fourth East street. Burial will be in Mt. Olivet cemetery.

Mr. Hubbard and a brother, Edward S. Hubbard, came to Utah more than 50 years ago. Both were physicians, but they gave up the practice of their profession to organize the Hubbard Investment company. Under the sponsorship of this firm a dozen or more large subdivisions were developed.

The largest, consisting of 130 acres east of the East high school and known as Douglas park, was developed jointly by the Hubbard Investment company and the Meeks & McCartney company. The two firms contributed the site for the East high school, put in a car line at a cost of more than \$20,000 and financed numerous other improvements.

During the late years of the last century and the early years of the present one the Hubbard brothers brought a large amount of outside capital into the mining industry of the state. They were responsible for some of the major early developments in the Bingham district. In recent years Mr. Hubbard had been interested in mining ventures in the Tintic district.

The brother, Edward S., moved to California for his health, entered the real estate business, and died there several years ago.

Cowie Funeral Set Today

Funeral services for Alexander Hamilton Cowie, 70, for many years a prominent figure in Utah's coal industry, will be conducted Wednesday at 11 a. m. at 36 East Seventh South street by Shelby Arrington.

Mr. Cowie, whose death occurred last Sunday, was for many years vice president of the Utah Fuel company. In recent years he had been engaged in real estate development work in Tooele.

Born in Hamilton, Ontario, Canada, February 17, 1870, he came to Utah more than half a century ago. For over 30 years he was identified in the development of the coal industry.

Survivors are a son, Leland K. Cowie of St. Louis, Mo.; two daughters, Mrs. Ruth C. Steiner of Cottonwood, and Mrs. Arthur Howlett of New York City, and a brother, Ernest S. Cowie of Kansas City, Mo.

Cache School Board Visits S. L. Districts

Members of the Cache county board of education, headed by Superintendent J. W. Kirkbride of Smithfield and President John J. Hendry of Wellsville, visited Granite and Jordan school districts Monday to inspect the Salt Lake county districts' current building programs.

Included in the party were E. M. ...



I. O. O. F. Commandant Ward S. Prohs ... He ... a war booms fraternallism

Odd Fellows Head Cites Lodge Gains

The current European turning the minds of Americans toward fraternalism and helping increase the membership of his order, Edward S. general commandant of the independent Order of Odd Fellows, declared Tuesday.

In Salt Lake City to visit local canton of the I. O. O. F. its auxiliary, Ladies' Militia. Prohs was guest of honor at a quiet given jointly by the canton and auxiliary at the I. O. O. hall, 41 Post Office place.

Army of Peace

"We are building an army of peace, not of war," Mr. Prohs declared, "but the war against turning Americans toward fraternalism, making them realize what we need is more fraternalism among men."

Mr. Prohs, whose home is in Longmont, Colo., has covered 7000 miles of a tour of I. O. O. F. cantons throughout the United States and Cuba. Salt Lake City he will go to home.

Presents Plan

As a feature of the banquet general commandant presented president's plan to Mrs. Smith, immediate past president of the local Ladies' Militia.

Anton G. Clawson, captain of the Salt Lake canton, and Cora Schmidt, president of Ladies' Militia, were in charge of the banquet.

S. L. Police Hurt Girl's Assailant

Police were searching Tuesday for a bearded middle-aged man who assertedly attempted to assault a 16-year-old girl.

South ... Figure 5

Monday ... The girl ... seized her arm as she was walking.

more than 100 dealers, salesmen and service men for Pontiac Motor division of General Motors Sales corporation attended a sales and service training school, Monday, in the Hotel Utah.

The sessions were conducted by Dan O'Madigan, zone manager, and E. R. Grassmuck, zone service manager, both of Denver, in cooperation with Fred A. Carlsson,

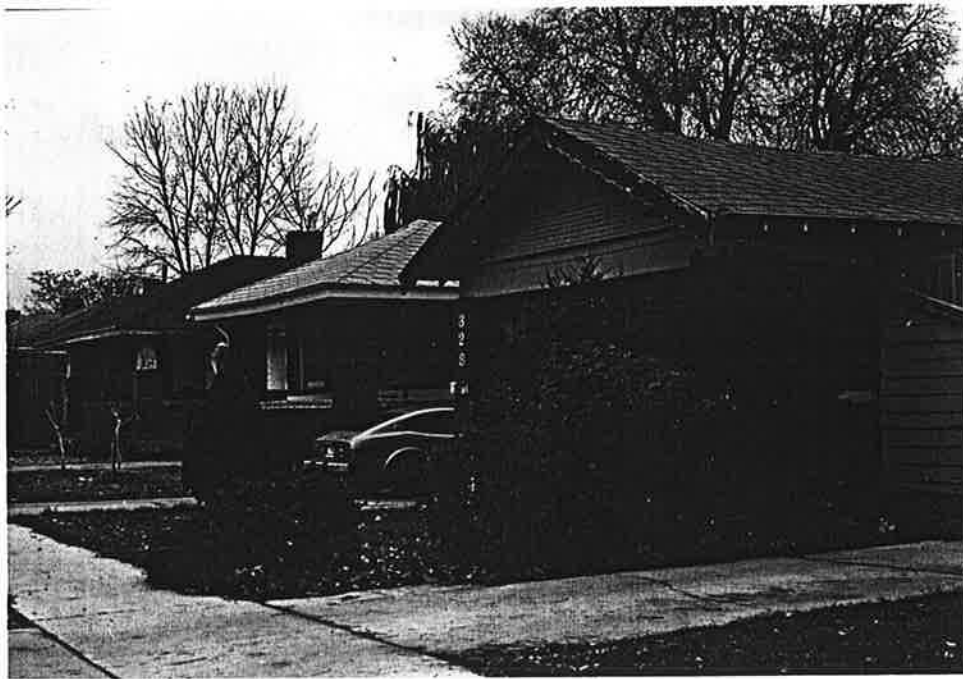
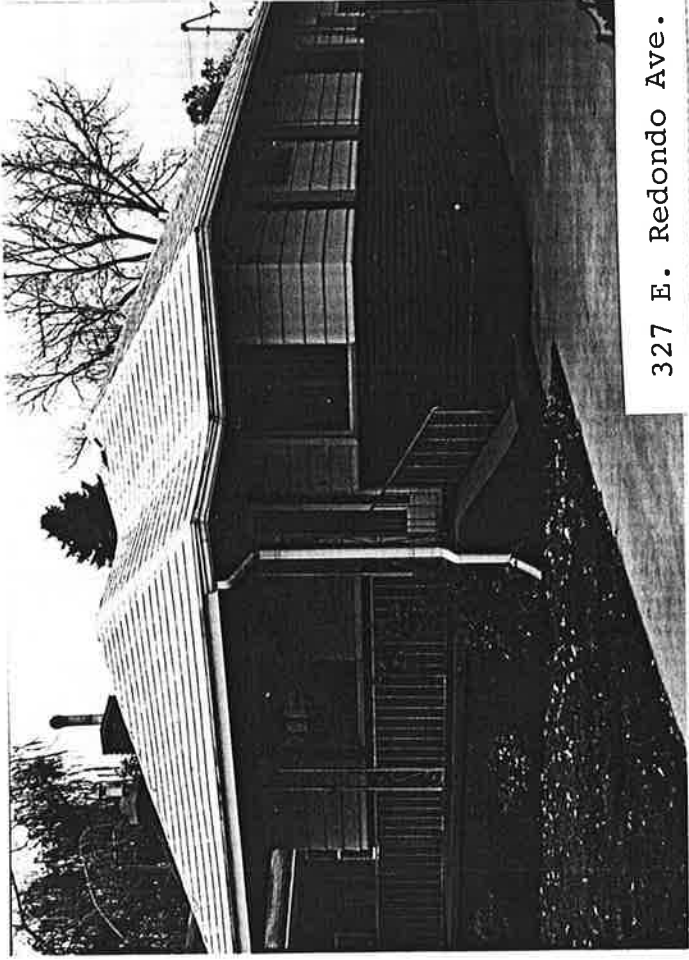


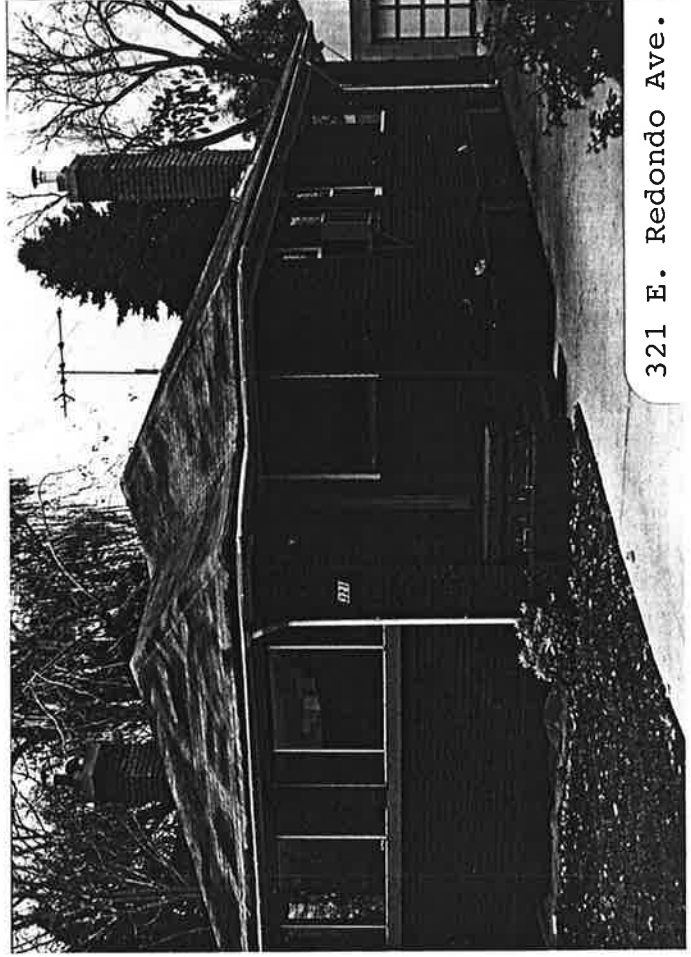


Figure 27



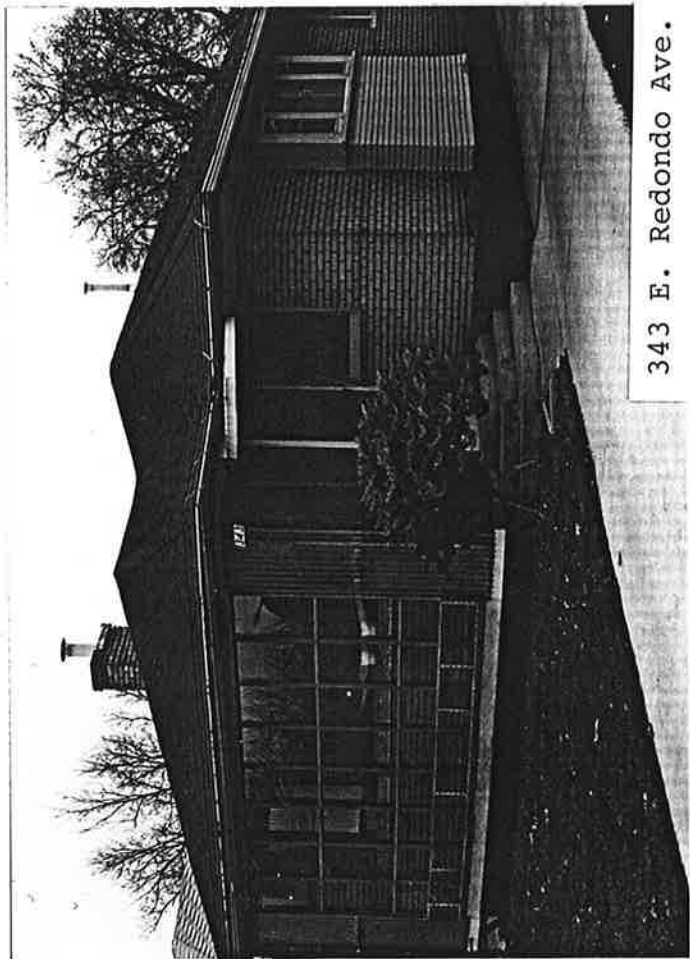


327 E. Redondo Ave.



321 E. Redondo Ave.

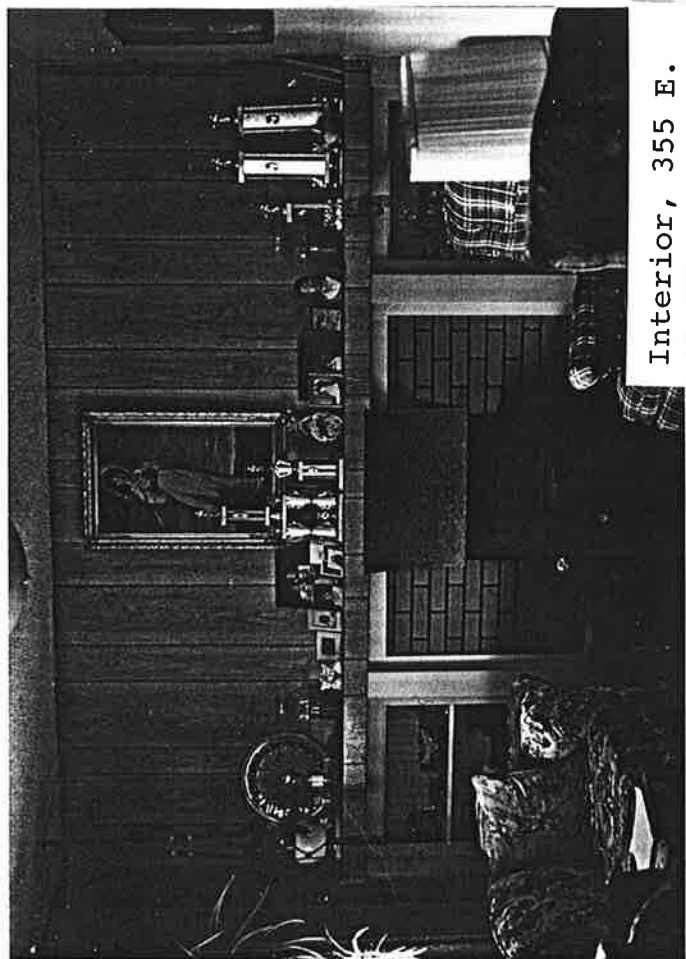




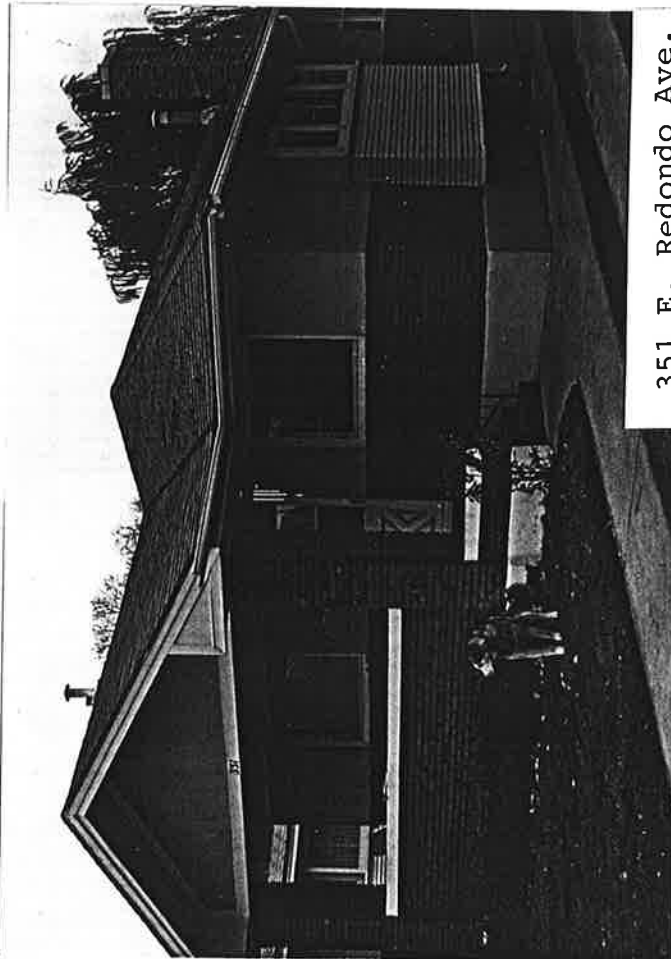
343 E. Redondo Ave.



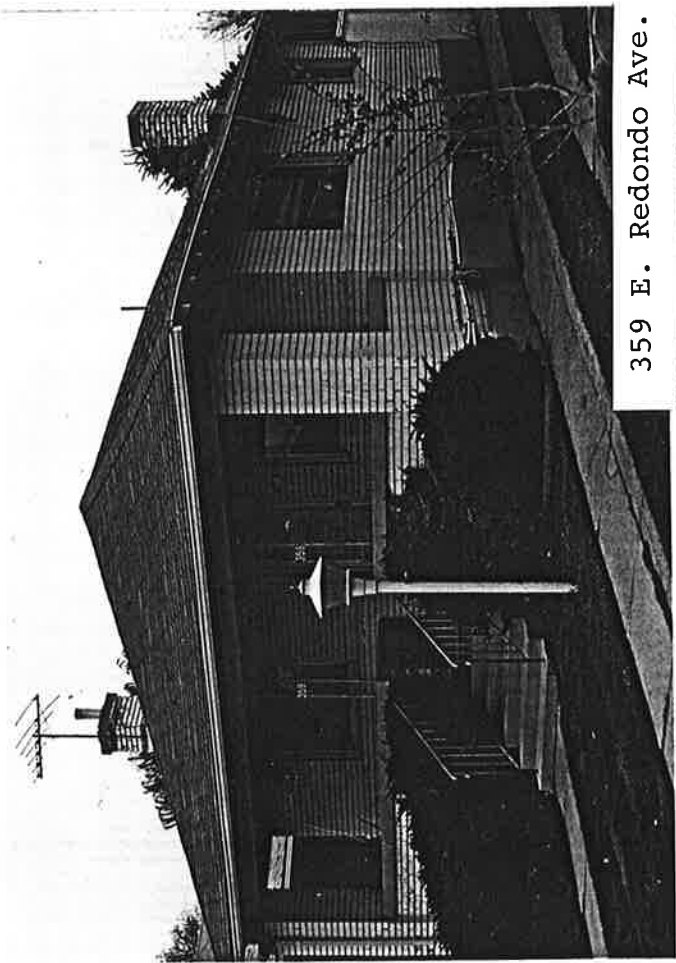
337 E. Redondo Ave.



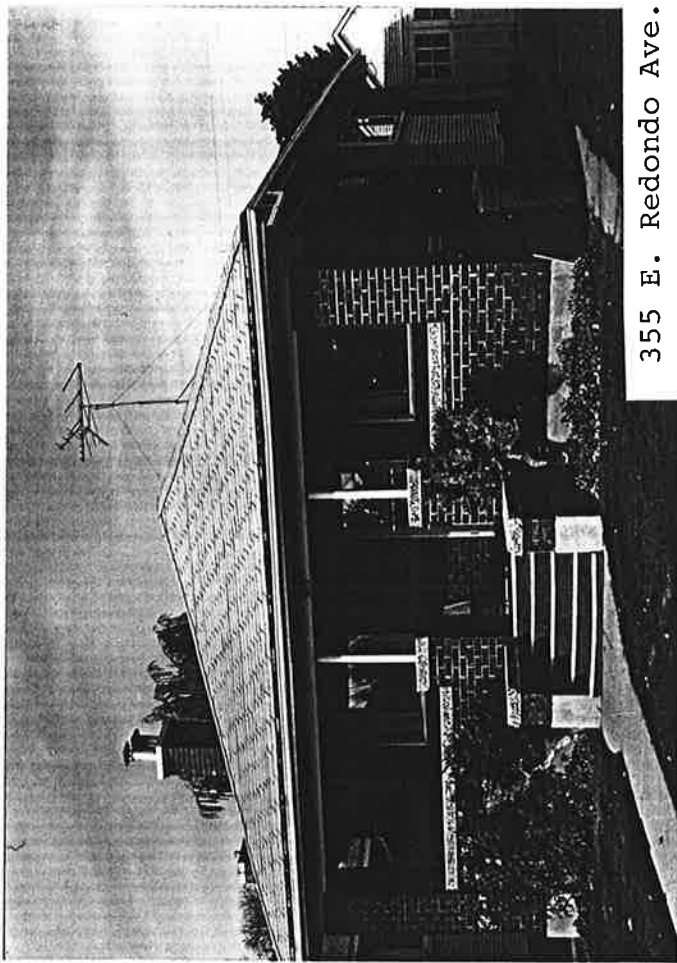
Interior, 355 E.



351 E. Redondo Ave.



359 E. Redondo Ave.

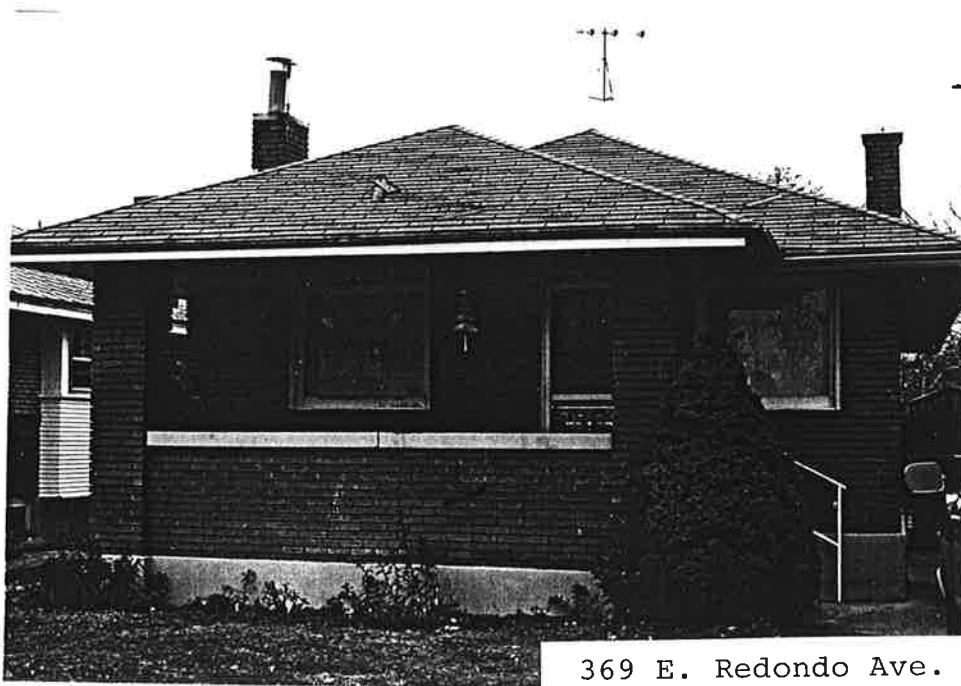


355 E. Redondo Ave.





373 E. Redondo Ave.



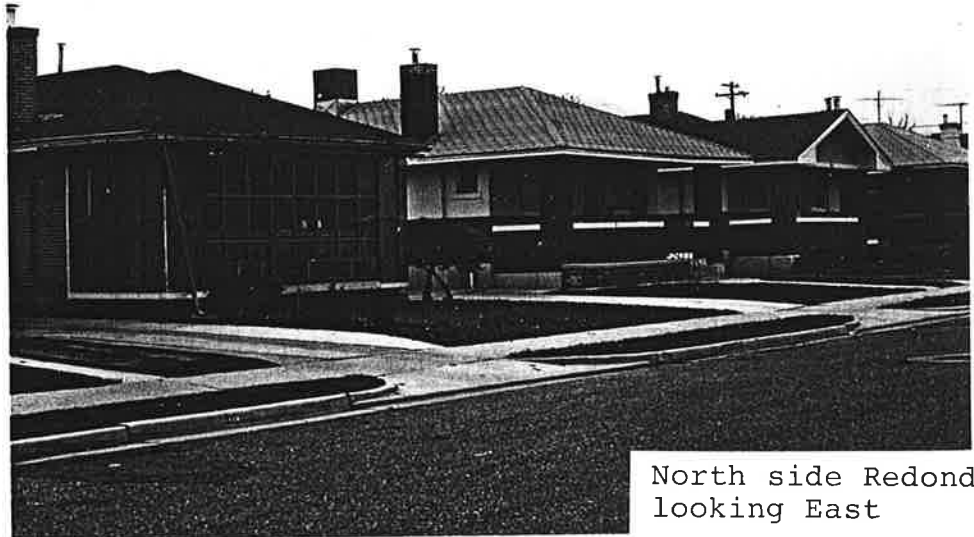
369 E. Redondo Ave.





Figure 26

North side Redondo,
looking West



North side Redondo,
looking East



North side Redondo,
looking East

III. Hyrum J. Jensen, bungalow builder in Thorndyke, 1920:

Hyrum J. Jensen was a builder and contractor who came into Thorndyke's history in 1921, when he purchased stretches of land (one side of the street only) to build small, one-story brick bungalows with one-car detached garages.

At age 19, Hyrum Jensen and his brother organized the Jensen-Hansen Lumber and Building Company of Sugarhouse, later becoming the Pacific Lumber Company. Throughout his building career, which began at age 16, he erected several hundred single family houses, apartment houses, and offices. From the Polk Directories from 1910 through the 1950's, Jensen's occupations and addresses can be traced (figure 18).

Jensen was a carpenter by trade who built a home in 1911 for himself and his wife, Bodell, at 774 East 2100 South. In the 1912 Polk Directory, Jensen ran an advertisement for his contracting business (figure 19), stating "homes built, sold on installments," listing the address as 775 E. 12th South (later changed to 21st South). The early drawing in the ad (figure 19), can be compared with the altered and finer house that exists today (figure 20). Jensen's son, Hyrum Angus Jensen, continued to live in the 1911 house, until past 1940.

From February 1921 through October 1922 Hyrum Jensen took out building permits for not only Thorndyke Subdivision, but surrounding areas (figure 21). All houses in Thorndyke are listed as made of brick, consisting of 5 rooms at a cost of \$2000. In

Polk Directories listings for Hyrum Jensen:

<u>Year</u>	<u>Occupation</u>	<u>Address</u>
1910	Carpenter	2203 So. 7th E.
1911	"	"
1912	General Contractor	?
1920-1922	Contractor	774 E. 21st So.
1923-1924	Manager Jensen Bldg. and Labor Co.	"
1925	Contractor	"
1926-1929	Contractor, Kimball Apts., North Temple Garage	"
1928 (wife, Bodel C.)	"	"
1929	"	"
1930	Contractor	2720 Highland Dr.
1940	_____	"
1952	_____	"
1955	Bodel C., widow of Hyrum J.	"

201 Dooly Building
—CONTINUOUS

JEN

agt Beneficial Life, r 63
0 S 8th West.
281 J.
layer, r 1170 Milton av.
7 E 1st South.
chach Co, b 301 Almond.
Murray Co, b 321 Almond.
564 E 2d South.
A D Tobin, r 175 Goltz

te Plan Mill Co, b 2117
le.
420 S 9th West.
n, b 111 Cherry, M.
b 1155 E 2d South.
b 281 J.
van's ct.
t Dis Co, b 032 W 9th
54 W 8th South.
Fire Dept, r 931 Euclid
Clr Eng, rms 531 2d

75 East.
J P Fowler, r 734 Ara-
on Clover Leaf Dalry, r

3d East.
5, b 1211 Sherman av.
H Dinwoodey Furn Co,
d.
42 Laurel.
erry, M.
s, 13th East 2 s of 14th

967 W 7th South.
tr, r 320 5th av.
460 N 3d West.
i, r 1214 Sherman av.
9 Iretta ter.
r 506 S 4th West.
O S L, b 49 Western ct.
M, pastor Danish Evans
r 61 E.
nt, b 667 N 1st West.
b 809 Jefferson.
r 932 W 9th South.
W 4th South.
b 443 W 5th South.
161 W 11th South.
S West Temple.
rear 342 Harvard av.
Sparks-Elite C Co, r 441

SOR & CO.
IS AND TRUST BLDG.
AND ADJUSTING
ITY, SURETY BONDS
GLARY and OTHER INSURANCE

Smingles, Cedar
Posts, Etc.
of Combustion Fence
State St. Tel. Was. 24

Salt Lake Automobile Exchange
109-111 W. South Temple
Tel. Wasatch 1877 Frank Navin, Mgr.

The most thoroughly
equipped Garage in Utah
for the Storage, Repair
and Care of Automobiles

JEN

SALT LAKE CITY DIRECTORY—1912

JEN

471

Jensen Hyrum A, appr, b 2206 7th East.
—Hyrum A, fruit grower, Irving rd n of
17th South, r same.
JENSEN HYRUM J, General Contractor and
Builder, Homes Built and Sold on In-
stallments, See Us Before Buying, 775
E 12th South, r same, Tel Hy 1202-R.
(See right bot cor cards in Classified
Directory.)
—II Jacob, lino opr, r 943 9th East.
JENSEN H O, Optometrist, Pres Utah State
Board of Examiners in Optometry, 71
S Main, Tel Was 5128, r 1654 Rich-
ards, Tel Was 2412.
—Ingrid, b 850 W 14th North.
—Irving W, fitter Z C M I, b 460 E 8th
South.
—Isabelle, pkr, b 963 Jefferson.
—Jacob C, blksmith, b Mrs E A Hill.
—Jacob C, eng, rms 64 S 1st West.
—Jacob W, mgr, r 1026 Denver.
—Jas, bishop Forest Dale Ward (L D S),
r 2557 7th East.

L.G. ROBBINS ELECTRIC
ELECTRICAL SUPPLIES REPAIRS
AND
CONSTRUCTION
Tel Wasatch 1866 67 East First South

Jensen Johanna M, laund, b 413 W 5th
South.
—Johannes, carp, r 1021 W 1st South.
—John, mach, r 185 W 4th South.
—John (Cheney & Jensen), r 364 9th av.
—John B, tmstr, b 443 W 5th South.
—John C, lab, r rear 704 S State.
—John J, b 356 S 7th West.
—John P, insp, r 3641 2d East.

H. J. JENSEN
CONTRACTOR



775 E. 12th South

Homes Built Sold on Installments

Tel. Hyland 1202-R

Jensen Jas, brkmm, r 809 Jefferson.
—Jas, lab, rms 143 1/2 E 2d South.
—Jas, miner, r 188 Vine, M.
—Jas C, collr, r 35 Western ct.
—Jas H, rms 125 1/2 S State.
—Jas H, carp, r 46 Cherry, M.
—Jas J, gdnr, r 128 Leaker ct.
—Jas L, druggist F E Whitworth, b 809
Jefferson.
—Jas M, tmstr, r 530 E 7th South.
—Jas P, driver, r rear 655 S 3d West.
—Jas P Jr, clk Studebaker Bros Co, r
Sandy, U.
—Jay J, clk Western Moline Plow Co, b
154 W 8d South.
—Jennie, dom, 144 11th East.
—Jens, firmn Temple, r 339 Express av.
—Jens A, tmstr, r 1201 E 14th South.
—Jens C, b 413 W 5th South.
—Jens C M, cement wkr, r 56 E 8th South.
—Jens O, smelter, rms 60 S 1st West.
—Jens P, lab, r Lorenson la.
—Jens S (J S Jensen & Sons), r 121 Can-
yon rd.
—Jens W, baker, r 1369 W 4th South.
—Johanna (wid Nels), r 650 S 11th West.
—Mrs Johanna, r 465 5th av, s e.

Jensen John W, lab, b 809 Jefferson.
—John W, plstr, r 8 Bray av.
—Jos, emp Kaufman, Davidson, Semmel,
rms Alamo House.
—Jos E, brklyr, r 658 W 3d North.
—Jos E, v-pres Granite Lbr Co, r 745
E 12th South.
—Jos J, solr, r 2 Oakland av.
—Julia E, b 1521 Park.
—Julius A, lab, r 1521 Park.
—Julius H, barber D J Watts, r 154 W 8th
South.
—J Christian, tmstr, r 1251 Stringham av.
JENSEN J S & SONS, Jewelers, Watchmak-
ers, Engravers, Opticians, Precious and
Semi-Precious Stones a Specialty, 71
S Main, Tel Was 5128.
—Karen E, r 81 F.
—Karl J, lino opr, r 762 3d East.
—Lars, wehmn, rms 108 W South Temple.
—Laura, dipr, b 465 5th av, s e.
—Laura, maid 585 2d av.
—Laura, student, b 1229 8th East.
—Laura J, stenog Auerbach C, b 9th East
and Vine, M.
—Lauris B, blksmith, 378 W 5th South, r
320 W 6th North.

Prices Reasonable and First Class Work Guaranteed
Salt Lake Steam Carpet Cleaning Works
Blankets Cleaned with Heavy Steam Pressure
436 S. 7th East St.
Telephone Wasatch 2019

Lambert Paper Co.

THE PAPER HOUSE

Don't Buy your Wrapping Paper East
when you can do better at home

141-145 W. First South St.

Tel. Exch. 386

Surveyor APA
Date 4-30-81

Plat No. 10-A
Block No. 44
Lot No. 9

Salt Lake City
Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

Identification

1 **Street Address:** 774 East 2100 South Census Tract _____

Name of Structure: Hyrum J. & Bodell Jensen House **Ownership:** Public _____ Private ☒

2 **Construction Date or Period:** 1911

Age/Condition/Use

Original Use: single-family

Present Use:
☒ Single Family ☐ Park ☐ Vacant
☐ Multi Family ☐ Industrial ☐ Religious
☐ Public ☐ Agricultural ☐ Other
☐ Commercial

Building Condition: ☒ Excellent ☐ Site
☒ Good ☐ Ruins
☐ Deteriorated

Integrity:
☒ Unaltered
☐ Minor Alterations
☐ Major Alterations

Status

3 **Preliminary Evaluation:**
☒ Significant
☐ Contributory
☐ Not Contributory
☐ Intrusion

Eligibility Status:
☐ National Landmark ☐ Historic District
☐ National Register ☐ Multi-Resource
☐ State Register ☐ Thematic
☐ City Register ☐ Conservation District

Documentation

4 **Research Sources/References (if used):**
Sanborn Maps
Title Abstracts
City Directories
Utah's Distinguished Personalities
Obituary Index - USHS

Photography:
Date of Photographs: 1980
Views: Front ☒ Side _____ Rear _____ Other _____



Figure 20

Building permits taken out by Hyrum Jensen (owner & builder):

<u>Page</u>	<u>Date</u>	<u>Bldg. Permit</u>	<u>Address</u>	<u>Type</u>	<u># Rms.</u>	<u>Cost</u>
25	2/21	9415- 9426	929, 930, 935, 936, 947, 948, 974, 960, 967, 985, 986 Sunset Ave.	1-story frame	4	\$1000
29	3/21	9593	948, 952, 956, 960, 964 James Ct.	1-story brick	4	\$1000
31	4/21	10274- 10283	970 So. 4th East 935, 939, 943, 947, 953, 957, 961, 965, 969 Grace St.	" "	- -	\$1800 \$1800
34	5/21	10578- 10610	1125 So. State 114, 115, 119, 120, 123, 124, 127, 128, 133, 134, 137, 138, 143, 144, 147, 148, 151, 152, 157, 158, 161, 164, 168, 172, 178, 182 Hampton Ave.	" "	5 5	\$2000 \$2000
35	5/21	10703- 10708	2145 Green St. 1010, 1014 So. 4th East 376, 380, 386 Williams Ave.	" " "	5 5 5	\$2000 \$2000 \$2000
35	5/21	10798- 10804	315, 319, 323, 329, 333, 337, 341 Ramona Ave.	"	5	\$2000
36	5/21	10805- 10811	347, 351, 355, 359, 365, 369, 373 Ramona Ave.	"	5	\$2000
36	5/21	10838	1917, 1921, 1927 3rd East 1918, 1922, 1928 4th East	" "	5 5	\$2000 \$2000
38	6/21	11215- 11220	935, 967, 985 Sunset Ave. 357, 361 Hollywood Ave. 950 Denver St.	" " "	- 5 5	\$1000 \$2000 \$2000
38	6/21	11224- 11226	954, 958, 962 Denver St.	"	5	\$2000
39	6/21	11439- 11442	1984, 1990, 1994, 2000 4th East	"	5	\$2000

Building permits taken out by Hyrum Jensen (owner & builder):

<u>Page</u>	<u>Date</u>	<u>Bldg. Permit</u>	<u>Address</u>	<u>Type</u>	<u># Rms.</u>	<u>Cost</u>
44	8/21	12352- 12379	1918, 1922, 1924, 1928 1930 So. 4th East	"	5	\$2000
			316, 320, 324, 328, 334, 338, 342, 343, 346, 347, 351, 352, 353, 356, 359, 360, 363, 364, 369, 370, 373, 374 Hollywood Ave.	"	5	\$2000
52	11/21	13873	2004 So. 4th East	"	4	\$2000
57	1/22	14752- 14764	315, 319, 323, 327, 333, 337 Redondo Ave.	"	5	\$2000
			1991, 1995, 1999, 2003 So. 3rd East	"	5	\$2000
			1133, 1139 So. State St. 181 Hampton Ave.	" frame garage	6	\$3000
68	6/22	16589- 16596	1103, 1107 So. State	1-story brick store	-	\$4000
			113, 119, 123, 127, 133, 137 Harvard Ave.	1-story brick	5	\$3000
69	6/22	16613- 16621	144, 148, 152, 162, 168, 172, 178, 182 Harvard Ave.	"	5	\$3000
84	10/22	19350	1990 So. 6th East	1-story brick duplex	8	\$4000
		19351	959 Atkin Ave.	"	5	\$2600

looking for advertising for the homes, I was unable to find mention of Jensen by name, or find a precise address for the location. I was able to find a Kimball and Richards ad for a house most probably built by Jensen, listed for a price of \$3600, \$500 down, and \$30 per month located "near 4th East and 21st South" (figure 22). Similar ads were also found from the time and area (figures 23 and 24), as well as an ad for 7% available money (figure 25). Photos of the north side of Redondo Avenue between 3rd and 4th East illustrate a typical street built by Jensen (figure 26). The following photos show bungalows on neighboring streets in the subdivision also built by Jensen (figure 27).

Between 1928-30, Hyrum Jensen built a grand period-revival mansion at 2730 South Highland Drive, where the Graystone Condominiums surround it today (figure 28). Here he remained with his wife and family until his death at age 84 on May 25, 1953 (figure 29).

Building Sites
Farms and Ranches
City Homes
Business Homes
Hotels

Kimball & Richards

"Land Merchants"

Modern Investment
Amenities
Durability
Convenience
Opportunity

Here They Are--Some of Salt Lake's Most Desirable Properties

A CHARMING five-room granite rock home. The lot is 62½ by 125 feet, and is planted to some of the most beautiful shrubbery grown. In the back is a grape arbor, fruit trees and flowers in profusion.

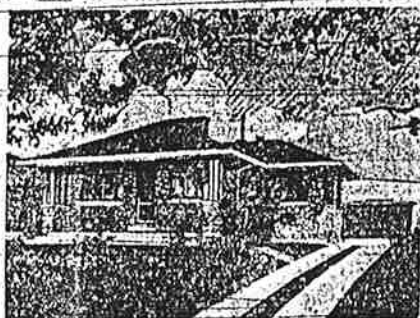
The interior arrangement is very attractive; beautiful tile fireplace, oak finish throughout, good size bedrooms, clothes closet with plenty of light and ventilation, tile bath, breakfast room, cement basement with Arco hot water heating plant.

Price \$6750

Terms—\$2000 down and \$50 a month

B-230

It would cost at least \$1000 more than the price we are asking to duplicate this home. Will consider a trade for a two-story home in good residential district close in.



MODERN COTTAGE ON A BIG LOT

HERE is a pretty little three-room bungalow built on a quarter-acre lot.

The soil is exceptionally good for all kinds of vegetables and the lot is large enough to keep a cow and chickens.

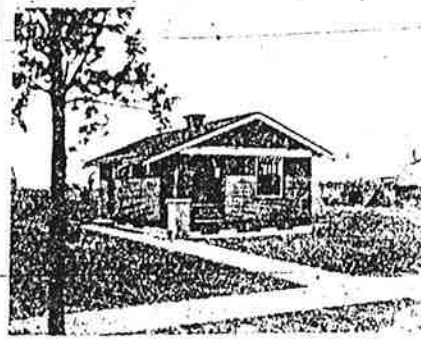
Located near the Burton Ward Chapel.

Price Only \$1900

Terms—\$300 down, \$17 a month

Where else can you find a modern cottage like this and at the same time get as large a lot?

Look this over with us Monday. We will be glad to have you inspect it.



SMALL PAYMENT DOWN

YOU HAVE wanted to buy on easy terms with a small down payment. We have a new five-room modern brick bungalow with gumwood finish, hardwood floors throughout and a full cemented basement. This is an excellent home, has never been occupied. The owner acquired it through a trade and he has made the terms very easy for a quick sale. Only \$350 down will put you into this fine home. This is the opportunity for you. Phone Wasatch 686 for appointment.



\$3750

\$350 down

\$35 a month

H-51

TWO NEW HOMES JUST COMPLETED

IN GILMER PARK, located on Thornton Ave., which is just north of Vale, between 18th and 14th East, in a splendid school district and ideal neighborhood. Six large rooms, exceptionally well arranged, front rooms finished in oak. On inspection you will say, as everyone else has, that these are the most substantially built homes in this city. Special care and thought have been given to the interior arrangement. The plumbing, electric fixtures, mantel and cabinet work will appeal to the most discriminating person.

Price \$6750

Terms—\$1350 down, \$54 a month

B-255

Call us Monday and we will be pleased to show you these homes any time during the week. We work until dark.



NEW COTTAGE BUILT ON A LARGE LOT

THREE ROOM HOME, built on three lots. Electric lights and water in the house, sink, kitchen cabinets. Rooms are good size and are neatly decorated.

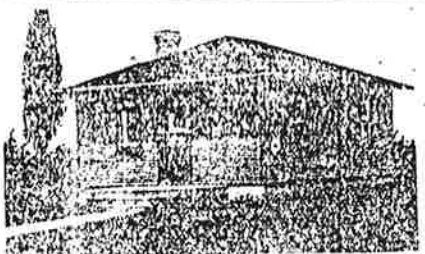
In a good location near Plate street, two blocks north from 27th South.

Just the place for a small family. The best way to get a home of your own is to make a small start and then build larger as your means will permit. You can do this here easily—and there is plenty of room for a garden and chickens. They'll help pay for it.

Price, \$1450

Terms—\$100.00 down, \$20 a month.

B-211



PROTECT YOUR EQUITY

THERE are many ways of making errors in Real Estate Contracts—difficulties in establishing titles, mistakes in descriptions, inaccurate statements arising from misunderstanding, etc.

It will be to your advantage to purchase your home through this experienced company. Our many years experience in this business has put us into contact with most of these problems.

When you buy your home through Kimball & Richards you may be sure that the title is as represented.

ONLY 12 MINUTES DOWN STATE STREET TO THIS HOME

\$2675
\$200 down
\$26.75 mo.

B-28

HERE is one of the splendid new modern homes we have just completed near State street and 21st South.

Look! It's only \$200 down. Only the finest grade of materials used and the best workmen employed. There is a large living room, bed room, kitchen with built-in buffet and modern bathroom. Rooms are neatly decorated. Electric fixtures and good hardware installed, cement sidewalks laid, everything ready for you to move right in. Buy a new home! Get away from paying rent.

LOOK AT THIS FOR INVESTMENT

\$6000
\$1000 down
\$50 a mo.

H-52

ON GOOD STREET, close in, four complete brick apartments, modern in every detail. The income from this property is now \$100 a month.

Located within half a block of two paved streets. Sidewalk and sewer assessments paid. Here is an investment which will pay you 15 per cent on your money. Buys like this are going fast. Better see this Monday sure.

OWNER LEAVING TOWN

\$5250
\$1000 down
\$50 a mo.

H-33

MODERN BRICK BUNGALOW of five rooms, built three years ago.

Has large glassed in sleeping porch, good garage with cement paving strips. The home has hardwood floors throughout. The kitchen, which is covered with tiled linoleum. The owner is willing to turn over a fine gas range, gas heater, shades, beautiful drapes and curtains. Located on West Center Ave., just off 27th East, in a community of good homes. Has fine lawn, flowers, etc. This home cost the owner \$6000. He finds it necessary to sell because he is moving out of town.

BRAND-NEW SOUTHEAST BUNGALOW

\$3600
\$500 down
\$30 a mo.

H-26

EVERYTHING ready to move right in. Just completed and decorated. Five-room modern brick, located near 4th East and 21st South.

A well-designed home, conveniently arranged. Has oak floors, buffet kitchen and all the modern built-in features. Cemented basement. Faces south on a deep lot. All special assessments paid—let us show you this home. We are sure you will be delighted. Telephone for a salesman to take you in his machine.

DOUBLE HOUSE—A GOOD INVESTMENT

\$4500
\$500 down
\$45 a mo.

B-240

SITUATED IN FOREST DALE, close to 7th East, a new little cottage with double house, with five rooms on each side.

One side is now rented to good tenants for \$25 a month. You will need to pay only \$20 a month on this contract. This is one of the best investment buys we have. If you wish to trade in an equity, well secured, we will consider this as part of the first payment. Make an appointment to let us show you this home.

Kimball & Richards

"Land Merchants."

54 South Main.

Phone Wasatch 686.

A CHANCE TO TRADE IN THAT LOT OF YOURS

\$1700

\$328 down

\$20 a month

Do you own a garden lot in Highland Park, Union Heights or anywhere east of 10th East? We will consider it in trade on this home. A neat little cottage with three rooms and pantry, well arranged, facing south on a lot 24 ft. wide by 181 ft. deep of the New Nibley Park and just west from 7th East st. It is a fine location and a dandy little home for the price, especially when you can trade in your lot as first payment. Come to the office or call West 416 and one of our men will gladly take you to inspect any of the properties we have listed for sale.

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Production of fabricated steel and iron hovered around the low levels of 1931, that condition finding confirmation in the reduced shipment of United States pig iron in January. Further note in crude and refined oils pointed to the uncertain state of the industry.

Money on call was increasingly abundant, though holding mostly at 5 per cent. Local supplies of time funds were considerably augmented by offerings from New England and the middle west, for dates extending beyond 90 days, however, were negotiated at less than 5 per cent.

The federal land and Great Northern railway issues featured the week's new underwritings, Great Northern being almost immediately fully subscribed. The outcome of other railroad financing was under discussion, believed to hinge largely on the question of federal guarantees.

Fresh extra creamy butter in cartons	82 1/2
Fresh extra creamy butter, parchment	82 1/2
Fresh firsts creamy butter in cartons	81 1/2
Fresh firsts creamy butter, parchment	81 1/2
peints	81 1/2
cooking butter in cubes	81 1/2
Selected fresh eggs	81 1/2
Hanch eggs	81 1/2
Full cream cheese, triplets	22 1/2
Full cream cheese, American	22 1/2
Full cream cheese, 1 pound squares	22 1/2
Black Swiss cheese	22 1/2
Cream brick cheese	22 1/2

NEW YORK PRODUCE.

NEW YORK, Feb. 11.—Butter, steady.
Eggs, firm; firsts delivered firsts, 41 1/2¢.
Cheese, firm.
Live poultry, no quotations; dressed, steady.
prices unchanged.

LINKED OIL.

DULUTH, Minn., Feb. 11.—Lassco on track
\$2.40 (2.01¢). Arrived \$2.40.

7%
Money
For New Homes
and
Apartments

Close in—strictly modern—hot-water heat—thoroughly clean—immediate possession—\$8000—terms. The Home Investment & Savings Co., 203-4-5 Walker Bank Bldg.



Figure 15

South side Redondo,
looking East



Figure 16

340 E. Redondo Ave.

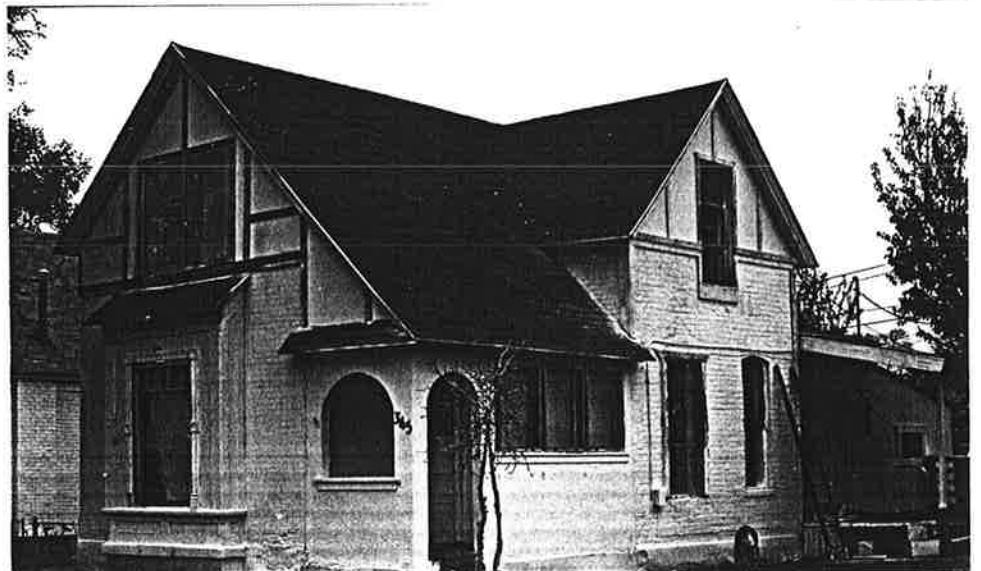




Figure 12

Sears House



Figure 13

South side Redondo
looking West



IV. Redondo Avenue in detail:

The north side of Redondo Avenue, between 3rd and 4th East, is a typical stretch of brick bungalows built by Hyrum Jensen. In the 1922-25 Polk Directories, the first residents to occupy these houses are listed (figure 30).

The original residents moved into their new bungalows from 1922 to 1925. Although all were purchasing their homes, I was unable to find record of financial arrangements. Jensen's ad a 1912 suggested that homes could be sold on installment, so he may have helped in the financing. Of the early residents, many stayed long term. Alfred Gempeler of 315 Redondo was a foreman and tracker for OSL, and stayed from 1924 through the late 1950's. His widow continued to lived on at the house for an additional 10 more years. This address is interesting in that it changed to 321 Redondo in the late 1930's. From observation of the site photos (figure 27) and looking at the Sanborn maps of 1910 and 1950 (figures 10a-e, 11a,b), I believe a new house was built on a double lot at this time, taking the address 317 Redondo. It is assumed the original 315 took the address 321.

Other original residents that stayed many years, include Gempleler's next door neighbors, Larry Quick and his wife, Billie. He was a salesman for Arnett Mercantile, and his wife was a bookkeeper for Harris Dairy. Both are retired now and still living at the same home. They moved in as newlyweds in 1924.

Brigham W. Maycock, a clerk at the telephone company, and his

wife, Maggie, moved into 355 Redondo in 1923 and [?]stated until the late 1940's. In the small two bedroom, one bath house, they raised seven children. John N. Taggart, a free-lance piano tuner, moved into 363 Redondo in 1922 with his ailing wife, and their son and daughter from a larger, two-story brick home at 825 4th Avenue. Due to ill health, his wife could no longer climb stairs. Mr. Taggart remained on Redondo until his death in the early 1970's. His daughter, Genevieve, returned to the home and lives there today (see interview).

The last of the original long-term residents is Evan L. Candland, a window trimmer at S-J Drugs, who moved into 369 Redondo in 1923 and stayed until the late 1930's. The rest of the original residents stayed shorter periods of time, working at various occupations such as a mechanic, cook, laborer, driver, draftsman, and civil engineer. The civil engineer, Henry G. Chapman moved into 351 Redondo in 1924, but didn't stay long. Perhaps he was involved with the street's construction. His home was purchased by Vernon J. and Claudine Crossley about 1930. He was a draftsman for the SL Route and his wife was a saleswoman at the Paris Co. Mr. Crossley stayed until his death in the late 1970's, and his widow continued living there until the late 1980's. The original resident's occupations fall into a blend of blue collar and white collar worker categories. Beginning in the 1930's, the occupations appear to shift to more dominantly blue collar professions - more mechanics, railroad workers, drivers, and electricians. This trend seems to continue through to the 1970's and 80's, where there is a

Polk Directory Listings for Residents of Redondo Avenue (North side of street, between 3rd and 4th East):

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1924	* Alfred Gempeler	** 315	Foreman, Trkr OSL
1924	* Larry Quick & Billie Quick, wife	** 327	Salesman Arnett Merc. Bookkeeper Harris Dairy
1924	* Larry V. Dunn	** 333	Mech. Covey-Ballard Motor Co., Salesman Intrmtn. Motor Co.
1924	* Hans M. Hansen	** 337	(not employed)
1925	* Alex B. Wade	** 343	Cook Wilson Cafe
	Alex B. Wade, Jr.		Messenger American Railway Express
1922	* John W. Sessions	** 347	Draftsman SL Route
1924	* Henry G. Chapman	** 351	Civil Engineer
1923	* Brigham W. & Maggie Maycock	** 355	Clerk Telephone Co.
1922	* John N. Taggart	** 359	Piano Tuner
1923-25	* Seneca C. Weeks	** 363	
1925	* Paiene Weeks	"	(widow of Seneca)
1923	* Evan L. Candland	** 369	Window Trimmer S-J
	Sherman, boards	"	Drugs
1925	* Earl Kemp	** 373	Driver Laborer Security State & Com. Co.

(* Original resident)

(** listed as home owner)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1930	* Alfred Gempeler	** 315	Foreman, Trkr OSL
"	* Larry Quick & Billie Quick, wife	** 327	Salesman Arnett Merc. Bookkeeper Harris Dairy
"	Carl B. & Julia Johnson	** 333	Electrician Elec.
"	Hans M. Hansen	** 337	(not employed)
"	Ezra S. & Mary Poulsen	** 343	Foreman Gibbons & Reed
"	* John W. Sessions	** 347	Draftsman SL Route
"	Vernon J. & Claudine Crossley	** 351	Yard Foreman BERR
"	* Brigham W. & Maggie Maycock	** 355	Clerk Telephone Co.
"	* John N. Taggart	** 359	Piano Tuner
"	* Paiene Weeks	** 363	(widow of Seneca)
"	* Evan L. Candland	** 369	Window Trimmer S-J
"	* Earl Kemp	** 373	Drugs Laborer Security State & Com. Co.

(* Original resident)

(** listed as home owners)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1935	* Alfred Gempeler	** 315	Foreman, Trkr OSL
"	* Larry & Billie Quick, wife	** 327	Salesman Arnett Merc.
"	Carl B. & Julia Johnson	** 333	Electrician Westinghouse Elec.
"	Harold & Helen Malin	337	Mech. Motor Equip. Co.
"	Ezra S. & Mary Poulsen	343	Foreman Gibbons & Reed
"	M.C. & Betty Maxwell	347	Mech. Gray & Murdock Mfg. Co.
"	Vernon J. & Claudine Crossley	351	Yard Foreman BERR
"	* Brigham W. & Maggie Maycock	** 355	Clerk Telephone Co.
"	* John N. Taggart	** 359	Piano Tuner
"	Philip A. & Zenna Speckart	363	Adver. Manager Utah Payroll Builder
"	* Evan L. Candland	** 369	Window Trimmer S-J Drugs
"	Orson & Marguerite Haacke	373	Machinist Utah Auto Parts Co.

(* Original resident)

(** listed as home owners)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1940	Verl K. & Stella H. Jacobsen (note address change)	** 317	Driver Redman Van & Stage Co.
"	* Alfred Gempeler (note address change)	** 321	Foreman, Trkr OSL
"	* Larry & Billie Quick, wife	** 327	Salesman Arnett Merc.
"	James P. & Nell M. Sorensen	** 333	Auto Repair
"	Harold & Helen Malin	** 337	Mech. Motor Equip. Co.
"	Ezra S. & Mary Poulsen	** 343	Foreman Gibbons & Reed
"	Willice E. & Mable A. Groves	** 347	Chief Engineer KSL
"	Vernon J. & Claudine Crossley	351	Yard Foreman BERR
"	* Brigham W. & Maggie Maycock	** 355	Clerk Telephone Co.
"	* John N. Taggart	** 359	Piano Tuner
"	Philip A. & Zenna Speckart	** 363	Adver. Manager Utah Payroll Builder
"	David B. & Evelyn S. Gordon	369	Engineer A S & R Co.
"	Carlisle C. & Bernice Young	373	Electrician

(* Original resident)
(** listed as home owners)

(1940 to present - Mrs. Kathleen Jensen listed as living at 348 Hollywood. Divorced wife of Hyrum Jensen?)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1946	William S. Harding	** 317	
"	* Alfred Gempeler	** 321	Foreman, Trkr OSL
"	* Larry & Billie Quick, wife	** 327	Salesman Arnett Merc.
"	James P. & Nell M. Sorensen	** 333	Auto Repair
"	Harold & Helen Malin	** 337	Mech. Motor Equip. Co.
"	Ezra S. & Mary Poulsen	** 343	Foreman Gibbons & Reed
"	Paul D. Wood	** 347	
"	Max W. Powelson	? 351	
"	* Brigham W. & Maggie Maycock	** 355	Clerk Telephone Co.
"	* John N. Taggart	** 359	Piano Tuner
"	Philip A. & Zenna Speckart	** 363	Adver. Manager Utah Payroll Builder
"	David B. & Evelyn S. Gordon	369	Engineer A S & R Co.
"	Dorothy M. Fine	? 373	

(* Original resident)
(** listed as home owners)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1951	William S. Harding	** 317	
"	* Alfred Gempeler	** 321	Foreman, Trkr OSL
"	* Larry & Billie Quick, wife	** 327	Salesman Arnett Merc.
"	James P. & Nell M. Sorensen	** 333	Auto Repair
"	Harold & Helen Malin	** 337	Mech. Motor Equip. Co.
"	Ezra S. & Mary Poulsen	** 343	Foreman Gibbons & Reed
"	Paul D. Wood	** 347	
"	Vernon H. Anderson	? 351	
"	Mrs. Josephine F. Morton	** 355	
"	* John N. Taggart	** 359	Piano Tuner
"	Philip A. & Zenna Speckart	** 363	Adver. Manager Utah Payroll Builder
"	David B. & Evelyn S. Gordon	369	Engineer A S & R Co.
"	LeRoy D. Critchfield	? 373	

(* Original resident) (** listed as home owners)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1955	William S. Harding	** 317	
"	* Alfred Gempeler	** 321	Foreman, Trkr OSL
"	* Larry & Billie Quick, wife	** 327	Salesman Arnett Merc.
"	James P. & Nell M. Sorensen	** 333	Auto Repair
"	Harold & Helen Malin	** 337	Mech. Motor Equip. Co.
"	Ezra S. & Mary Poulsen	** 343	Foreman Gibbons & Reed
"	Paul D. & Marjorie J. Wood	** 347	Carpenter
"	William D. Weaver	? 351	Food broker Intrn'l Brokerage
"	Roland M. Morton	** 355	Trainman WP
"	* John N. Taggart	** 359	Piano Tuner
"	Philip A. & Zenna Speckart	** 363	Adver. Manager Utah Payroll Builder
"	David B. & Evelyn S. Gordon	** 369	Engineer A S & R Co.
"	La Verd J. & Flora A. Dobson	** 373	Pntr (?) Holsum Bread

(* Original resident)

(** listed as home owners)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1960	William S. & Gladys B. Harding	** 317	Machinist Utah Oil Refinery
"	* Mrs. Ida Gempeler	** 321	(widow of Alfred)
"	* Larry & Billie Quick, wife	** 327	Salesman Arnett Merc.
"	James P. & Nell M. Sorensen	** 333	Auto Repair
"	Harold & Helen Malin	** 337	Mech. Motor Equip. Co.
"	Ezra S. & Mary Poulsen	** 343	Foreman Gibbons & Reed
"	Kenneth E. Pearson	347	
"	Vernon J. & Claudine Crossley	** 351	Clerk D & RGW Saleswoman at Paris Co.
"	Rexal P. Colbert	** 355	Serviceman at Greyhound
"	* John N. Taggart	** 359	Piano Tuner
"	Philip A. & Zenna Speckart	** 363	Adver. Manager Utah Payroll Builder
"	(vacant)	369	
"	Leo K. Jensen	373	

(* Original resident)

(** listed as home owners)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1965	William S. & Gladys B. Harding	** 317	Machinist Utah Oil Refinery
"	* Mrs. Ida Gempeler	** 321	(widow of Alfred)
"	* Larry & Billie Quick, wife	** 327	Salesman Arnett Merc.
"	James P. & Nell M. Sorensen	** 333	Auto Repair
"	Harold & Helen Malin	** 337	Mech. Motor Equip. Co.
"	Ezra S. & Mary Poulsen	** 343	Foreman Gibbons & Reed
"	James E. Revas	347	
"	Vernon J. Crossley	** 351	Clerk D & RGW
"	Rexal P. Colbert	** 355	Retired
"	* John N. Taggart	** 359	Piano Tuner
"	Philip A. & Zenna Speckart	** 363	Adver. Manager Utah Payroll Builder
"	(vacant)	369	
"	Connor H. Sweet	373	

(* Original resident)

(** listed as home owners)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1970	William S. & Gladys B. Harding	** 317	Retired
"	Richard K. & Elizabeth Beck	** 321	Machinist Welfare Sq.
"	* Larry & Billie Quick, wife	** 327	Salesman Arnett Merc.
"	James P. & Nell M. Sorensen	** 333	Auto Repair
"	Harold & Helen Malin	** 337	Mech. Motor Equip. Co.
"	Mrs. Mary Poulsen	** 343	(widow of Ezra S.)
"	James E. Revas	** 347	Carpenter Granite School District
"	Vernon J. Crossley	** 351	Clerk D & RGW
"	Rexal P. Colbert	** 355	Retired
"	* John N. Taggart	** 359	Piano Tuner
"	Mrs. Zenna Speckart	** 363	(widow of Phillip A.)
"	(vacant)	369	
"	Kenneth B. Carlson	373	

(* Original resident)

(** listed as home owners)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1975	Mrs. Gladys Harding	** 317	(widow of William S.)
"	Richard K. & Elizabeth Beck	** 321	Machinist Welfare Sq.
"	* Larry & Billie Quick, wife	** 327	Salesman Arnett Merc.

"	Keith R. Johnson	** 333	
"	Harold & Helen Malin	** 337	Mech. Motor Equip. Co.
"	Mrs. Mary Poulsen	** 343	(widow of Ezra S.)
	James E. Revas	** 347	Carpenter Granite School District
"	Vernon J. Crossley	** 351	Clerk D & RGW
"	Rexal P. Colbert	** 355	Retired
"	* Genevieve D. Taggart	** 359	(only child of John N.)
"	Mrs. Zenna Speckart	** 363	(widow of Phillip A.)
"	(vacant)	369	
"	Kenneth B. Carlson	373	

(* Original resident)

(** listed as home owners)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1981	Richard S. Williams	** 317	Electrical Tech. Univac
"	Richard K. & Elizabeth Beck (& 3 renters)	** 321	Machinist Welfare Sq.
"	* Larry & Billie Quick, wife	** 327	Retired
"	Kenneth H. Leslie A. Mullins	** 333	Employed at Martin Reconstruction
"	Harold & Helen Malin	** 337	Electrician at Automotive Utilities
"	Mrs. Mary Poulsen	** 343	(widow of Ezra S.)
"	James E. Revas	** 347	Carpenter Granite School District
"	Mrs. Edna C. Crossley	** 351	(widow of Vernon J.)
"	Rexal P. Colbert	** 355	Retired
"	* Genevieve D. Taggart	** 359	(only child of John N.)
"	Mrs. Zenna Speckart	** 363	(widow of Phillip A.)
"	Mrs. Evelyn S. Gordon	** 369	(widow of David B.)
"	Glen Anderson	373	

(* Original resident)

(** listed as home owners)

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1987	Blake W. & Peggy M. Harding	317	
"	Richard K. & Elizabeth Beck (& 3 renters)	** 321	Retired
"	* Larry & Billie Quick, wife	** 327	Retired
"	Ray A. &	** 333	Ray Gratic Photo

	Nora Godin		
"	Harold &	** 337	Retired
	Helen Malin		
"	Mrs. Mary Poulsen	** 343	(widow of Ezra S.)
"	James E. Revas	** 347	Carpenter Granite
			School District
"	Mrs. Edna C.	** 351	(widow of Vernon J.)
	(Claudine) Crossley		
"	Rexal P. Colbert	** 355	Retired
"	* Genevieve D.	** 359	(daughter of John N.)
	Taggart		Retired nurse
"	Ripplinger D.	** 363	
	Hilton		
"	(vacant)	369	
"	(vacant)	373	

(* Original resident)

(** listed as home owners)

VTAS 306 REDONDO.100.A

TYPE	LOCATION/ADDRESS	PARCEL NUMBER	CITY	ZIP	CRT	TAX	OWNER
+ A	306 E REDONDO AVE	16-18-387-001-0000	SL	84115	C	06	ALIRE, TERESA
A	314 E REDONDO AVE	16-18-387-002-0000	SL	84115	C	06	LAKE, LYNN
A	317 E REDONDO AVE	16-18-386-009-0000	SL	84115	C	06	SWINDLE, ELLIS
A	321 E REDONDO AVE	16-18-454-014-0000	SL	84115	C	06	BECK, RICHARD
A	326 E REDONDO AVE	16-18-455-001-0000	SL	84115	C	06	BUEHNER, DON L
A	327 E REDONDO AVE	16-18-454-015-0000	SL	84115	C	06	QUICK, L W &
A	328 E REDONDO AVE	16-18-455-002-0000	SL	84115	C	06	CHANEY, RUDOLP
A	333 E REDONDO AVE	16-18-454-016-0000	SL	84115	C	06	CUNHA, NORA C
A	336 E REDONDO AVE	16-18-455-003-0000	SL	84115	C	06	FRECKLETON, JU
A	337 E REDONDO AVE	16-18-454-017-0000	SL	84115	C	06	MALIN, HELEN O
A	340 E REDONDO AVE	16-18-455-004-0000	SL	84115	C	06	SUMMERHAYS, ST
A	343 E REDONDO AVE	16-18-454-018-0000	SL	84115	C	06	POULSEN, CLIFF
A	346 E REDONDO AVE	16-18-455-005-0000	SL	84115	C	06	JAMES, KAY J
	347 E REDONDO AVE	16-18-454-019-0000	SL	84115	C	06	REVAS, JAMES E
A	351 E REDONDO AVE	16-18-454-020-0000	SL	84115	C	06	ALVEY, SHANNON
A	352 E REDONDO AVE	16-18-455-006-0000	SL	84115	C	06	JAMES, KAY J
A	355 E REDONDO AVE	16-18-454-021-0000	SL	84115	C	06	COLBERT, REX P
A	359 E REDONDO AVE	16-18-454-022-0000	SL	84115	C	06	TAGGART, DORA
A	362 E REDONDO AVE	16-18-455-007-0000	SL	84115	C	06	ORTON, KEITH P
+ A	363 E REDONDO AVE	16-18-454-023-0000	SL	84115	C	06	RIPPLINGER, D

PF: 2=FWRD 7=RXMENU 12=BACK POSITION CURSOR TO PARCEL PF: 1=VTAU 4=VTDI

strong appearance of widows and retirees living on Redondo. This was still the case in observing the 1987 Polk Directory, which was the last date researched.

Redondo Street was picked for closer scrutiny, since it was less run-down than the other streets. I approached a widow, Mrs. Rex Colbert (Wanda), at 355 E. Roberta ^{Redondo - ? see plan.!} who agreed to let me measure her house to get a floor plan (figure 31). She informed me that her house is slightly deeper than the rest, and sits on a lot approximately 38 1/2 feet wide by 125 feet in depth. The original floor plan consisted of two bedrooms, one bath, kitchen, dining room, and living room. The original rear porch contained an additional small sleeping area, large enough for a crib. At 24 feet wide x 46 feet deep, the plan today contains about 1100 square feet, plus a basement and one-car garage. The other house plans are slightly less square footage. From the interior photo (figure 26), it was noticed that a great deal of remodeling had been done since she and her husband moved into the home in 1958. Mr. Colbert paneled the living room, covering the two windows above the fireplace because he felt the room was too bright. The kitchen counters were originally made of concrete, but were covered in linoleum. Several closets had been added, since there had been only one small closet originally. The back porch had been rebuilt ^{or 19} of cinder block, as the original wood frame structure had deteriorated, since it was built with no foundation to support it. None of the original light fixtures or switch plates remained.

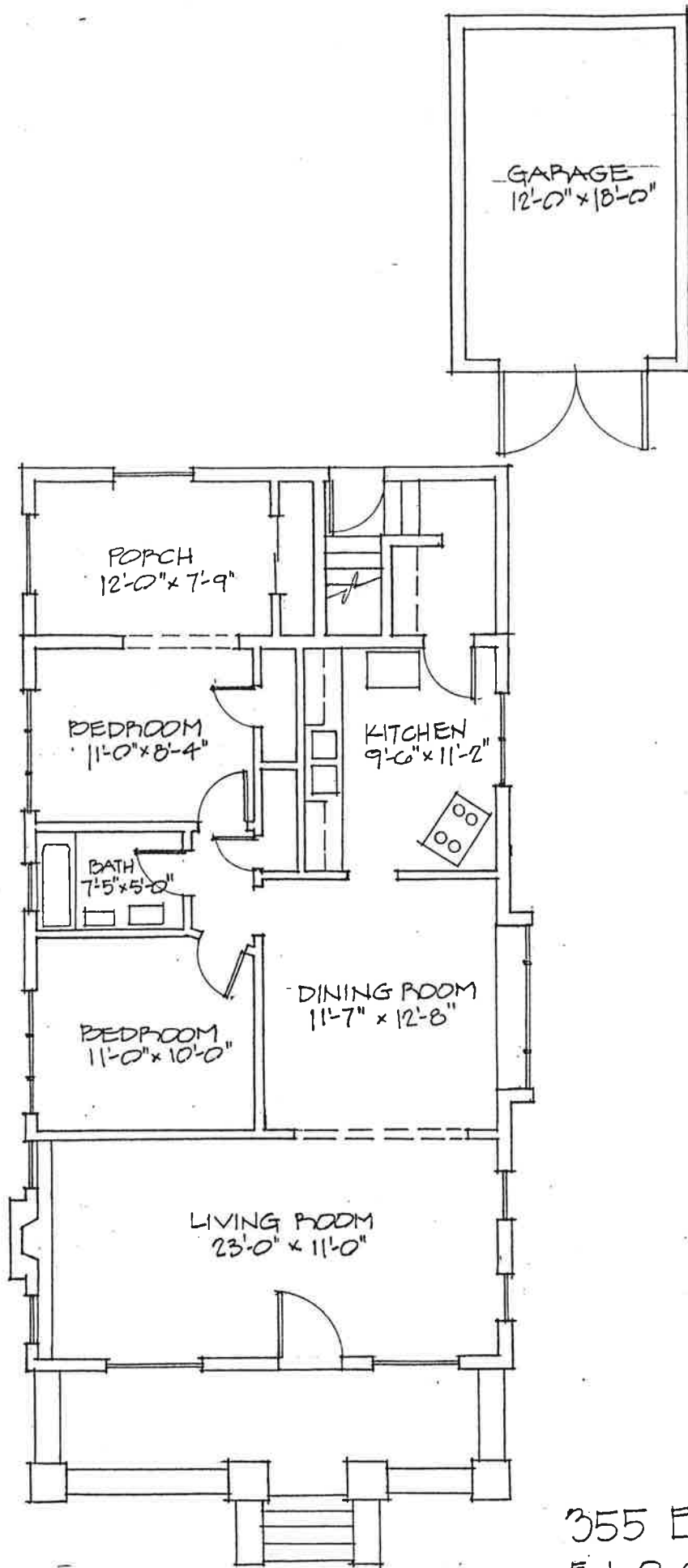


Figure 31

355 E. REDONDO
FLOOR PLAN

Interview:

Wanda's neighbor, Jennie Taggart, has lived in her home at 359 E. Redondo since she was a four year old child, when her father, John Taggart, a piano tuner, bought the house new in 1923. Jennie, a retired nurse, told me of her father's rantings about "that damn Jensen" building the "worst houses." She felt he had these feelings because the houses were built so quickly, and had so few amenities, such as closets, but she always felt the two bedroom, one bathroom house was sturdy. She remembers the undeveloped site as a large cow pasture with springs of water that flooded a few people basements. The original house had push button light switches, a coal burning fireplace, and concrete counter tops.

Jenny remembers the trolley car which ran down 4th East to 21st South to turn around, because it had reached the "end of the world." She and her mother took the trolley often to go to town. For family outings they took their Model T Ford. Grocery shopping was done at Ward's Market, which still exists today, although it was hurt when the larger chains moved to the area. Even though the store was two blocks away, they family preferred to drive the Model T to the market. There was no laundromat in existence in the 1920's, so washing was done on a washboard until the family purchased a wringer washer. They were allowed to purchase a much coveted Bendix automatic washer during the World War II because Jenny's mother was ill. To the south of 21st lived a number of Japanese farmers, who remained until World War II when they were forced to leave their land for relocation camps.

Jenny noted how the neighborhood has changed over the years, from primarily a street of privately owned single family homes, to multi-family rentals. The quality of interaction has changed also. She mentioned that since so many neighbors stayed for such a long time, people knew and enjoyed each other. More recently, with higher turnover of renters, this interaction between neighbors has almost disappeared. Redondo has had some trouble with a drug house and crime.

Alterations to original houses, exterior and interior:

From observing the photos of Redondo Avenue (figure 26), a number of the front porches showed signs of sagging beams, as could be witnessed by added columns at each side of the front stairs. Both Wanda and Jenny added closets, and updated light fixtures and switches, which is probably typical of most residents. Wanda rebuilt her back porch, adding a foundation that was missing. One resident filled in his front porch, while others expanded garages. Since all the homes have a full basement, no one added a second story.

Discussion of the ~~quality~~ #s & types
of Bungalows & their variety on each
street ??

Garages original ??

V. Conclusion:

It would be hard to speculate as to which developer had a greater impact on Thorndyke Subdivision. William Hubbard and H.R. Kamm platted the land, changing it from a horse race track and orchard. Another developer (unresearched) built homes from 1892 through the early 1910's. Perhaps the greatest visual impact on the area was done by Hyrum Jensen through the repetition of his bungalows. The older homes show more variety, offering visual relief to the neighborhoods. The sameness of the bungalows gives a distinct bland feeling to the street, especially since the houses are so rigidly lined up in a row. Redondo's bungalows and yards are in somewhat better condition ⁿ/~~that~~ the other streets, having received better care over the years, most likely since they were almost entirely privately owned since newly built through today. In spite of the rigidness and sameness, the residents have individualized their homes, and appear to have enjoyed their neighborhood, especially on Redondo Avenue, because so many spent their lives there.

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Interview with Wanda Colbert, 355 Redondo Avenue. *date?*

Interview with Genevieve Taggart, 359 Redondo Avenue. *date?*